

**Brentwood Planning Board**

**Minutes –June 5, 2014**

Members Present: Bruce Stevens, Chairman Kevin Johnston  
Bob Magnusson, Vice Chair Jane Byrne, BOS rep  
Rob Wofchuck Mark Kennedy  
Glenn Greenwood, Circuit Rider Planner

**7:00 open**

**Minutes – Mail – Board Business**

Stevens opened the meeting at 7:00 pm.

Motion made by Wofchuck, 2<sup>nd</sup> by Kennedy to approve the May 15 minutes: the motion carried with Magnusson, Wofchuck and Byrne abstaining as they were not present.

**Continued Hearing: Amendment to a Previously Approved Site Plan:** Nordins, LLC tax map 204.003  
Applicant has requested a continuance to June 19, 2014.

Motion made by Wofchuck, 2<sup>nd</sup> by Magnusson to continue this hearing to June 19, 2014 at 7:00 pm: all were in favor.

The conditional approval for the New England Drag expires, and they have requested a 5 month extension, to November 5<sup>th</sup>. They state that the reason is that the title insurance references all the lots, and it needs to be altered to reference the specific lots for the easement.

Motion made by Magnusson, 2<sup>nd</sup> by Byrne to extend the conditional approval to November 6, 2014: all were in favor.

Kennedy said that a week ago he had driven past the location where PB & J Auto is (tax map 204.003) and said they have extended their parking beyond their approved spaces for parking. St. Hilaire said she has spoken with the owner this week about his parking spaces and Stevens asked St. Hilaire to visit the site to confirm compliance before writing any letters.

The affidavit for revoking the Gates Business Park site plan was recorded at the registry, and town engineer Steve Cummings submitted a letter, recommending release of the construction letter of credit.

Motion made by Byrne, 2<sup>nd</sup> by Kennedy to release the letter of credit: all were in favor.

The revised draft of the impact fee schedule was given to members to take home to review, and this will be discussed at the June 19 meeting, to vote to hold a public hearing for adopting the fees.

**Continued Public Hearing:** Discussion on proposed amendments to the Brentwood Zoning and Land Use Documents Subdivision and Site Plan Ordinances, relating to Fire Suppression. BFD fire inspector Jon True, and Nick Cricenti of SFC Engineering, the Planning Board's fire consultant, were present for this hearing, at the request of the Board.

Copies of Subdivision Regulation 6.9 Fire Protection Regulations were given for review and discussion (on file). Cricenti said the ordinance is working well, and recommended leaving the required cistern size on the books, saying that the PB has the authority to waive the size of the cistern. True said that

**Brentwood Planning Board  
Minutes –June 5, 2014**

not every applicant will need a cistern; that if they are within 2200 feet of a credible water supply they may not have to install anything. He is expecting a map from the ISO (Insurance Service Office) that will show the areas in Brentwood that have good water supply. He is also working on compiling a list of hydrants and who owns and maintains them.

Motion made by Kennedy, 2<sup>nd</sup> by Johnston to amend the following sections of 6.9:

1. Fire Cisterns 1.1, amend to read - *The Brentwood Planning Board shall approve all cistern locations*  
Fire Cisterns 1.5 delete the word *easement*.
2. Cistern Specifications 2.2 amend to read – *The minimum useable capacity shall be 30,000 gallons.*
3. Cistern Specifications 2.4 amend to read – *Tank construction shall be rated for highway loading.*
4. Cistern Specifications 2.5 amend to read – *All piping shall be minimum 6" Schedule 80 PVC (ASTM) with glued joints.*
5. Dry Fire Hydrant 1.1 amend to read – *The Brentwood Planning Board shall approve all dry hydrant locations*
6. Dry Fire Hydrant 1.5 delete the word *easement*
7. Dry Fire Hydrant Specifications 2.5 amend to read – *All dry hydrant pipe, fittings and appendices shall be schedule 80 PVC 6" (ASTM) minimum diameter.*
8. Dry Fire Hydrant Specifications 2.11 amend to read – *System strainer shall be schedule 80 PVC (ASTM) equipped with a back flushing end cap. Strainer shall be 6" minimum in diameter.*

The motion carried by unanimous vote. Stevens thanked True and Cricenti for coming this evening.

Wofchuck suggested that the town review some of the DES shoreland regulations, to perhaps amend some of our ordinances to be in line with the state. He also brought up some issues from the recent site walks. St. Hilaire will check with other towns with regards to GPS tracking of boundary markers.

Motion made by Wofchuck, 2<sup>nd</sup> by Magnusson to send RFP's for engineering services for the Planning Board. The motion carried.

Stevens said that the PB should consider requiring that all new roads created be required to be public roadways, and not private.

Motion made by Byrne, 2<sup>nd</sup> by Johnston to adjourn at 9:15 : all were in favor.

Respectfully Submitted,

Kathy St. Hilaire  
Administrative Assistant,  
Brentwood Planning Board